

LAND FOR SALE / GROUND LEASE - Commercial

Six Parcels Available - 1.75 - 11.96 Acres - Will Consider Dividing

North Aurora Towne Center - North Aurora, Illinois

PROPERTY HIGHLIGHTS:

Price: 5.50 psf.

Uses: **ZONED B2 PUD - Ideal Possible Uses:**

- AUTOMOBILE DEALERSHIP
- Recreation/Entertainment
- Retail, Office, High Density Residential,
- Religious Organizations and many more!

Demographics: 2023 Estimates

- Population: 5 Mile - 160,178, 10 Mile: 454,114
- HH Income: 5 Mile - 97,950, 10 Mile: 117,847

Location: **Access to/from I-88/Orchard Road Interchange**

- Between Randall Road and Orchard Roads.
- JOIN: Target, JC Penney, Petco, Michael's, Dollar Tree, Hallmark, Rustic Fox, Verizon, Maurices, Massage Envy, Kids Empire (2024)
- NEARBY: Auto Mall, Woodman's Market, Kraft, Toyota, Nestle, DHL and others.



FOR MORE INFORMATION
Please Contact:

Brian Coleman & Associates, Inc.

A REAL ESTATE COMPANY

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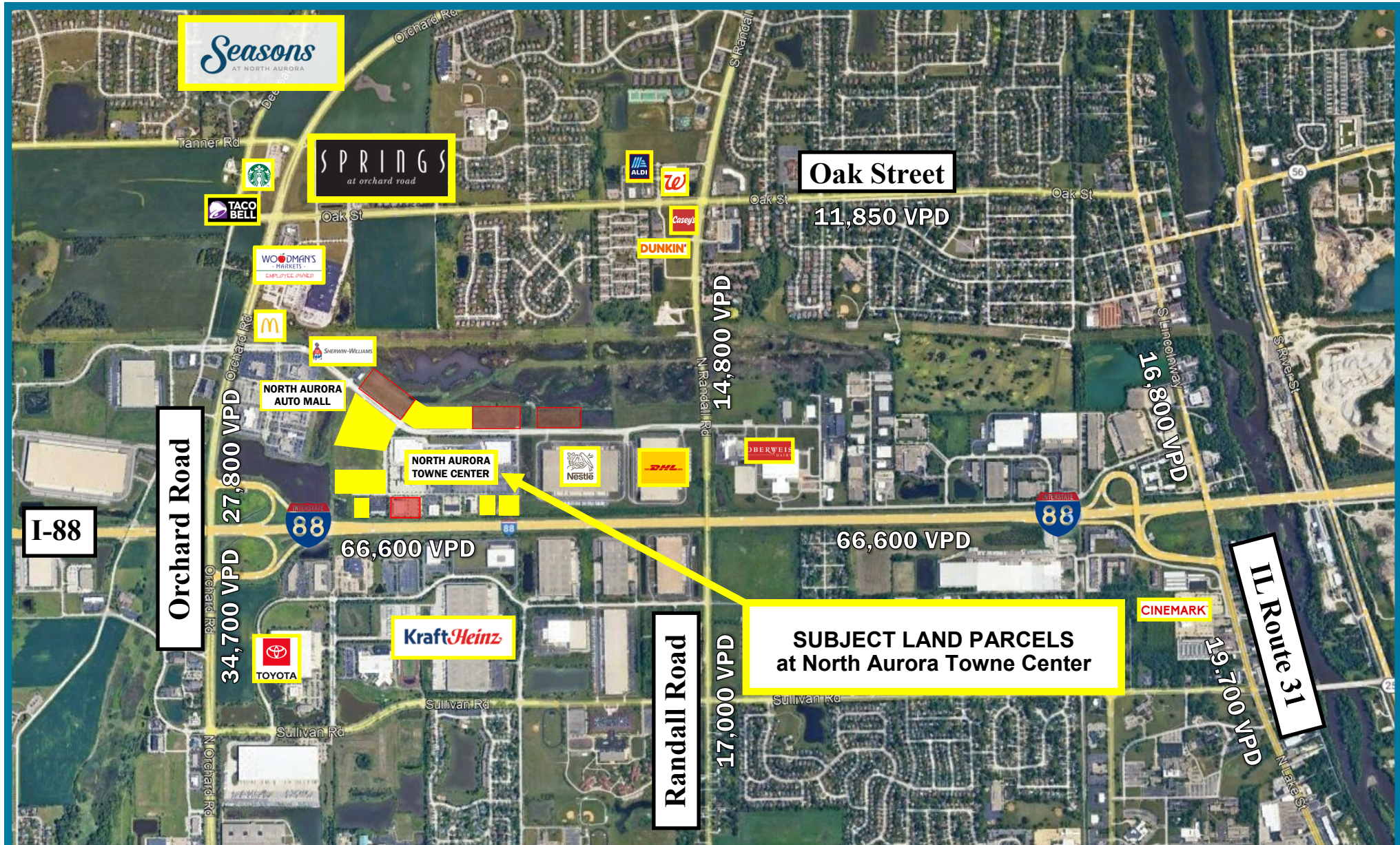
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Aerial Photograph



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